

## Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### Levy Authority Summary

Local Government Name: KALONA  
Local Government Number: 92G885

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KALONA URBAN RENEWAL	92002	4

**TIF Debt Outstanding:** 0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>180,731</b>	<b>277,147</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	304,997
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>304,997</b>

Rebate Expenditures:	137,188
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>137,188</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>348,540</b>	<b>249,814</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -485,728

## Urban Renewal Area Data Collection

Local Government Name: KALONA (92G885)  
 Urban Renewal Area: KALONA URBAN RENEWAL  
 UR Area Number: 92002

UR Area Creation Date: 11/1992

UR Area Purpose: Kalona Mission Statement To implement urban renewal projects, consistent with community values that: \* Improve the community's physical presence within each project. \* Promote each project's desired character, and \* Contribute to economic stability.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM	92085	92086	0
KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	92087	92088	0
KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	92089	92090	0
KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM	92091	92092	10,647,560

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	75,937,200	8,810,100	2,668,600	0	-85,192	87,330,708	0	87,330,708
Taxable	0	42,322,475	7,929,090	2,401,740	0	-85,192	52,568,113	0	52,568,113
Homestead Credits									379

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **180,731** **277,147** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 304,997  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 304,997**

Rebate Expenditures: 137,188  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 137,188**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **348,540** **249,814** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For KALONA URBAN RENEWAL

### LARRON LLC - Harvest Hill 2

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### WRY Development - Kreekside

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### YM Developers LLC - Stables Sub

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For KALONA URBAN RENEWAL

### Larron, LLC Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/07/2007
FY of Last Payment:	2018

### Wry Developers Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/04/2007
FY of Last Payment:	2020

### YM Developers LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/21/2013
FY of Last Payment:	2022

## Rebates For KALONA URBAN RENEWAL

### Hwy 1 North

TIF Expenditure Amount:	27,624
Rebate Paid To:	Larron LLC
Tied To Debt:	Larron, LLC Agreement
Tied To Project:	LARRON LLC - Harvest Hill 2
Projected Final FY of Rebate:	2018

### 6th Street

TIF Expenditure Amount:	103,692
Rebate Paid To:	Wry Developers
Tied To Debt:	Wry Developers Agreement
Tied To Project:	WRY Development - Kreekside
Projected Final FY of Rebate:	2020

### J Avenue

TIF Expenditure Amount:	5,872
Rebate Paid To:	Larron LLC
Tied To Debt:	Larron, LLC Agreement
Tied To Project:	YM Developers LLC - Stables Sub
Projected Final FY of Rebate:	2023

## Income Housing For KALONA URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	86,718
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)  
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)  
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 92086

TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	565,984	0	0	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)  
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)  
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 92088

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	33,949	0	0	0	0

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)  
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)  
 TIF Taxing District Name: KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 92090  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,400	0	0	0	0

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)  
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)  
 TIF Taxing District Name: KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM  
 TIF Taxing District Inc. Number: 92092  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	75,937,200	8,810,100	2,668,600	0	-85,192	87,330,708	0	87,330,708
Taxable	0	42,322,475	7,929,090	2,401,740	0	-85,192	52,568,113	0	52,568,113
Homestead Credits									379

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,578,786	52,568,113	10,647,560	41,920,553	1,198,699

FY 2016 TIF Revenue Received: 304,997